

PLAN COMMISSION

Monday, June 1, 2026

The regular meeting of the Plan Commission of the City of Platteville was called to order by Plan Commission Chair Barbara Daus at 6:00 PM in the Common Council Chambers of the Municipal Building.

ROLL CALL:

Present: Barbara Daus, Eileen Nickels, Matt Niehaus, Tim Durst, Bob Gates, Danny Xiao
Excused: Ciara Miller

APPROVE MINUTES – May 4, 2026

Motion by Nickels, second by Niehaus, to approve the May 4, 2026, minutes as presented.
Motion carried 5-0 on a roll call vote.

ORDINANCE AMENDMENT – 4.07 SIDEWALK CAFÉ PERMIT

Community Development Director Joe Carroll explained a proposed amendment to section 4.07 of the City of Platteville Municipal Code related to sidewalk café permits. The proposed amendments would eliminate the language that requires the applicant for a sidewalk cafe permit to be a licensed restaurant. This change would allow taverns, coffee shops, and other similar businesses to apply for a permit. Director Carroll answered questions. Motion by Gates, second by Nickels to adopt these proposed changes with the addition changes of striking 4.07(3)(a)4 and “immediately” in 4.07(4)(a). Motion carries on a 5-0 roll call vote.

ORDINANCE AMENDMENT – 22.11 AND 25.05 SIGNAGE

Community Development Director Joe Carroll explained proposed amendments to Section 22.11 of the Zoning Ordinance and 25.05 of the Extraterritorial Zoning Ordinance related to signage. The changes were prompted by questions and comments received by a resident related to regulating political signs. In 2015, a United States Supreme Court decision determined that a community cannot regulate signs based on the content of the signs. The sign content of the signs is considered a type of speech, and regulating based on content would violate free speech requirements in the First Amendment. In response, the regulations regarding temporary signs in the zoning ordinance, including rules for political signs, were modified. However, the City inadvertently did not modify the regulations in the Extraterritorial Zoning Ordinance, so some of that outdated language is still present. When reviewing the ordinance, Staff also determined that there is still some language in both ordinances related to other signs that is outdated and not in compliance with the Supreme Court decision. Director Carroll answered questions. Motion by Niehaus, second by Durst, to adopt these proposed changes to Section 22.11 of the Zoning Ordinance and 25.05 of the Extraterritorial Zoning Ordinance. Motion carries on a 5-0 roll call vote.

TAX INCREMENT DISTRICT CREATION AND AMENDMENT

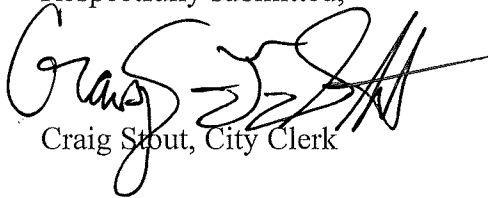
Community Development Director Joe Carroll explained that the City would like to begin work on several Tax Increment District (TID) amendments in response to anticipated development projects. Specifically, Staff is looking at the creation of a new Tax Increment District #10, and a boundary amendment to Tax Increment District #9 to add additional parcels. TID 10 would be

created to form a new mixed-use district to support the proposed Trail View Development and some additional properties in the vicinity. The TID would be used to provide financial assistance to support the installation of new streets, installation and extension of City utilities, the construction of stormwater management facilities, and other potential development incentives. In addition to the Trail View properties, the district would include other vacant and underutilized properties where development is anticipated, but where financial assistance may be needed to make the development viable. TID 9 would be amended to add some additional properties. A sale of Lot 47 in the industry park was just approved, and this property would be added so the district could assist with the construction of a stormwater pond. Additional parcels would be included where we have received interest from purchasers of the land, and where stormwater and other improvements would be needed to support the development. These developments would require financial assistance to make the projects viable. Presented for information; no action is required.

ADJOURN:

Motion by Gates, second by Niehaus, to adjourn at 6:45 p.m. Motion carried 5-0 on a roll call vote.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Craig Stout', is written over the typed name. The signature is stylized with a large 'C' and a long horizontal stroke.

Craig Stout, City Clerk